

COMMISSIONERS APPROVAL

ROKOSCH 

GRANDSTAFF 

THOMPSON 

CHILCOTT 

DRISCOLL 

PLETTENBERG (Clerk & Recorder)

Date.....December 6, 2007

Members Present..... Commissioner Jim Rokosch,  
Commissioner Carlotta Grandstaff, Commissioner Alan Thompson, Commissioner Greg  
Chilcott and Commissioner Kathleen Driscoll

Minutes: Beth Perkins

► The Board met to discuss the equipment budgeted for E9-1-1 phone system between Florence and Missoula with 9-1-1 Director Joanna Hamilton.

Joanna presented the Board with a request to purchase equipment from CenturyTel Telecommunications. Joanna explained this purchase had been included in her budget request.

**Commissioner Chilcott made a motion to approve the purchase based on review of legal counsel. Commissioner Driscoll seconded the motion, all voted 'aye'.**

► The Board met with Human Resources Director Skip Rosenthal for a decision on Employee Health Insurance.

Skip reviewed the three possible insurance providers with the Board. He compared the coverage on both the 80/20 plan and the 70/30 plan options. Board discussion followed regarding the comparisons.

**Commissioner Grandstaff made a motion to continue this meeting until tomorrow at 11:30 a.m. Commissioner Rokosch seconded the motion, all voted 'aye'.**

► In other business, the Board met with Planning Director Karen Hughes to discuss and possibly decide on planning program priorities including various Boards.

Karen explained how the priorities are utilized. She stated the Planning Department relies on the priorities for the distribution of the work load, existing resources and additional resources. She stated it develops a guideline for staffing and various other Boards. (Such as Streamside Setbacks Committee, Open Lands Board, and Planning Board)

Karen stated about a year ago, a series of mid-year budget changes flowed from elections such as the open lands bond. She stated they agreed to a set of priorities to address the needs at the time. Those needs were to create a Public Involvement Plan, meet deadlines for development proposal review, implement countywide zoning projects, establish the Open Lands Program and update the subdivision regulations.

Karen stated her recommendations for priorities for 2007-2008 are as follows:

1. Meet deadlines for development proposal review (subdivision, floodplain permits, zoning, etc.)
2. Implement baseline countywide zoning (phase 1)
3. Develop a natural resource/rural planning program that includes:
  - Rural and open lands planning and implementation to complement Open Lands Bond Program
  - Streamside Setbacks
  - Floodplain Management
4. Update and modernize subdivision regulations

Commissioner Grandstaff commented on the deadline priority. Karen discussed the difference between a given and a priority. Commissioner Rokosch stated from his perspective, the allocation of resources needs to be established as a priority. He discussed staffing, the current budget and the litigation possibilities. There is a huge demand on time and staff resources. Commissioner Driscoll asked what the time constraints on a review were. Karen replied it depends on if it is under County regulations or State regulations. Floodplain permits have their own timeline. Commissioner Thompson stated if they review the previous year priorities compared to the recommended ones for 2007-2008 it is pretty much consistent.

Commissioner Rokosch asked about Air Quality. Karen replied she has only heard some general presentations and does not know how the Board would implement it. She does not have a good sense of where it sits with the Board. Commissioner Grandstaff stated there is a DEQ meeting next week.

Commissioner Driscoll requested clarification of review criteria for subdivisions regarding Air Quality for energy consumption. Karen replied you would need to take a comprehensive look at it. She stated one of the recommended priorities would be to update and modernize subdivision regulations. Commissioner Driscoll asked how they address low income families that build on the outskirts of town that spend more to travel into town for work. Karen replied they utilize different tools such as transportation and air quality.

Commissioner Rokosch stated he would like to discuss transportation corridors. They are drafting a citizen advisory committee for transportation corridors pending comment from civil counsel. Karen replied given the resources available and her staff time, she would ask them to focus on transportation corridors and feed that information to the local communities for baseline zoning efforts. In terms of obtaining additional funds, they can be more productive with additional resources such as outsourcing. She stated they need to develop a priorities work plan before addressing those needs.

Lee Kierig stated in regard to building codes within the zoning process, there should be implementation of an informational mechanism so people can be compliant. Often times you hear, "I didn't know". He stated Energy Consumption in the regards of affordability on the selling point of development puts people going to work 30 miles from town. He feels this is a health-related issue that should become part of the zoning review mechanism.

Commissioner Rokosch stated there will be a meeting in January to discuss energy efficiency and information on other topics in the growth policy.

Lee stated other states are now asking developers to bring information regarding their proposed architecture plans to the reviews. Commissioner Rokosch stated those are some of the things to be considered as well as the environmental assessment.

Dave Schultz stated he agrees with Karen's priorities list.

Ben Hillicoss stated he agrees, however they do not have enough resources and time. He stated there should be some sub-priorities.

Rick Fuhrman stated he supports the list as well.

Steve Powell stated he endorses it as well, however he has some comments. He suggested having staff support for the Streamside Setbacks Program in order to obtain a more comprehensive look. Also support for Right to Farm and Ranch should be included as a priority. Commissioner Rokosch asked if that should be added to the list. Karen explained they need to find other tools that feed together into zoning and subdivision regulations. They feel it is generally in there.

Tonia Bloom stated she recognizes the need for priorities but there are also things that come up to throw you off. When she looks at the listing under number three, she thinks it is true for the Open Lands Program but it needs to be enhanced. Floodplain management responds to the federal requirements. Streamside Setbacks is an area where less density for zoning is a value for the communities. She further commented this county is overdue for a transportation plan in regard to subdivision approval.

Commissioner Rokosch stated the question is the Transportation Corridor Committee. He stated if the transportation network is laid out, it is all connected.

Tonia further commented on the expenses derived from increased traffic such as additional bus routes for schools, road maintenance, increased gas prices, etc. Commissioner Driscoll stated there are layers of costs that do not include the transportation corridors. Tonia discussed the bike path projects not included within subdivisions. Commissioner Rokosch stated it is not high in the priority listing but it is a consideration for a baseline level.

Marilyn Saunders stated a side listing should be made so the public knows their concerns are being addressed. Commissioner Grandstaff asked if she could give examples. Marilyn replied what has already been discussed such as air quality and transportation including bus routes. Commissioner Rokosch replied he agrees with Marilyn's comment.

Lee stated subdivisions come to the Planning Board and road construction is a huge consideration. No one wants to pay pro rata shares. He discussed "snaky" roads and cul-de-sacs where emergency response vehicles can't get through.

Commissioner Driscoll stated there needs to be infrastructure.

Commissioner Rokosch requested any further comments, hearing none.

Commissioner Rokosch requested any additional comments from the Board. Commissioner Rokosch questioned Phase 2 development. Karen replied the idea is to go through Phase 1 first and then address Phase 2. This is intended to be for guidance, not a rock-solid plan.

Commissioner Rokosch suggested they include fifth priority supporting other committees such as Right to Farm and Ranch. Karen replied this is not her list but the Commission list. Commissioner Driscoll stated she believes it should be kept simplified. Karen stated she could add "this is a guideline for resource allocation and work load".

**Commissioner Grandstaff made motion to adopt the 2007 Strategic Planning Goals and Prioritization to include the sidebar stating it is a guideline for resource allocation and work load. Commissioner Driscoll seconded the motion, all voted 'aye'.**